



83a. London Road, Enfield, EN2 6ES

Offers In Excess Of £400,000

Lanes
ESTATE AGENTS

83a. London Road, Enfield, EN2 6ES

Lanes Enfield Town are pleased to market for sale London Road in Enfield, a charming two bedroom maisonette offering a fantastic opportunity for those seeking a comfortable and convenient living space.

Upon entering, you are greeted by a welcoming reception room with high ceilings and a bright bay window, perfect for entertaining guests or simply relaxing after a long day. The property boasts two well-proportioned bedrooms, providing ample space for a small family, guests, or a home office.

With the luxury of two bathrooms, which includes an en-suite shower room in the main bedroom, convenience and privacy are at the forefront of this home. The addition of a conservatory allows for a tranquil spot to enjoy a cup of tea while overlooking the private rear garden.

Parking is made easy with a designated space for one vehicle on the driveway, ensuring you never have to worry about finding a spot after a long day. The property is sold with a long lease and on a chain free basis.

The property's prime location is truly unbeatable, being just a leisurely 10-minute stroll to Enfield Town Station, making commuting a breeze. Surrounded by local amenities, including shops, restaurants, and parks, everything you need is right at your doorstep.

Don't miss out on this rare opportunity to own a spacious ground floor garden maisonette in such a sought-after area.



Hallway

Radiator, under stair storage cupboard, doors leading to lounge, kitchen, W.C, bathroom, bedroom one and bedroom two.

W.C

Concealed low flush W.C, sink with pillar taps, part tiled walls and combination boiler.

Lounge 17'3" (into bay) x 15'2" (5.26m (into bay) x 4.62m)
Double glazed window to front aspect and radiator.

Kitchen 11'3" x 6'2" (3.43m x 1.88m)

Double glazed window to side aspect, eye and base level units with roll top work surfaces, fitted oven with gas hob and extractor hood, stainless steel sink with mixer tap and drainer unit, space for washing machine and fridge/freezer, radiator and part tiled walls.

Bedroom One 12'0" x 10'7" (3.66m x 3.23m)

Window to rear aspect, laminate flooring, radiator, French patio doors leading to conservatory and door leading to ensuite.

Ensuite

Shower cubicle, sink with pillar taps, radiator and tiled walls.

Conservatory 9'8" x 9'6" (2.95m x 2.90m)

Double glazed window to rear aspect, laminate flooring, radiator and double glazed door leading to rear garden.

Bedroom Two 10'0" x 9'6" (3.05m x 2.90m)

Double glazed window to rear aspect and radiator.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low flush W.C, radiator and tiled walls.

Exterior - Front

Driveway with parking for One vehicle.

Exterior - Rear

Part patio paved, rest is laid to lawn, gate leading to side access, flower bed borders with various plants, shrubs, trees and bushes.

Lanes Estate Agents Enfield Reference Number

ET5188/CS/AX/AX/230924





GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.

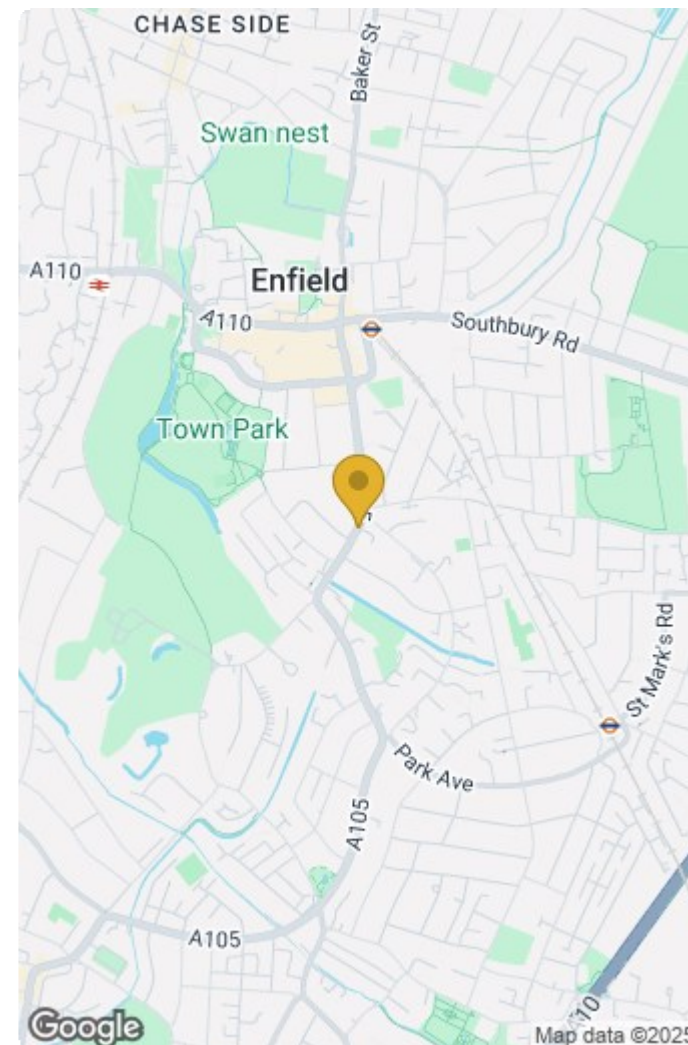


TOTAL FLOOR AREA: 781 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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